**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of August, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY:**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/28/06 10:56 2 pg:
Fees:13.00 Taxes:882.45
20060828-0105875

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bryar R. Raney, unmarried
8537 Old Harding Lane
nashville, Tennessee 37080

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
168-6-2

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jaison Kuriakose, married**, hereinafter referred to as Grantors, hereby transfers and conveys to **Bryar R. Raney, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 8 on the Plan of Old Harpeth Estates Section One as of record in Plat Book 6900, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jaison Kuriakose, an unmarried person, by Special Warranty Deed from JP Morgan Chase Bank as Trustee, of record in Instrument No. 20050809-0094413, dated July 12, 2005, and Re-Recorded in Instrument No. 20060315-0029976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 119, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6927, Page 68, Book 7112, Page 130, book 7247, Page 145, book 7520, Page 675, and in Book 7662, Page 533, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

**This is improved property known as 8537 Old Harding Lane, Nashville, TN 37221.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of August, 2006.

Jaison Kuriakose

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jaison Kuriakose, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2006.

My Commission Expires: 11/8/08

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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